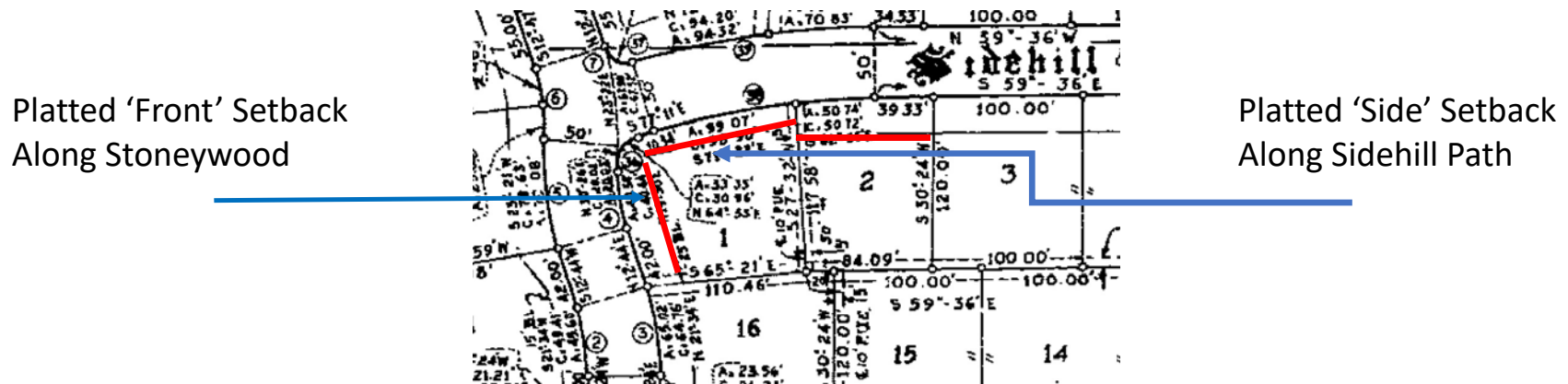


Application for Variance  
to Land Development Code  
Case No. C15-2021-0026  
4005 Sidehill Path, Austin 78731  
Paradisa Homes, LLC  
Speaker: Luis Zaragoza

## 4005 Sidehill Path: The issue



4005 Sidehill Path is platted such that the front setback is along the natural side of the lot facing Stoneywood (left side of the lot in this image). The natural front is along Sidehill (above the lot in this image).

The prior home on this lot was laid out using this natural front and encroached along the 'front' setback for 48 years.

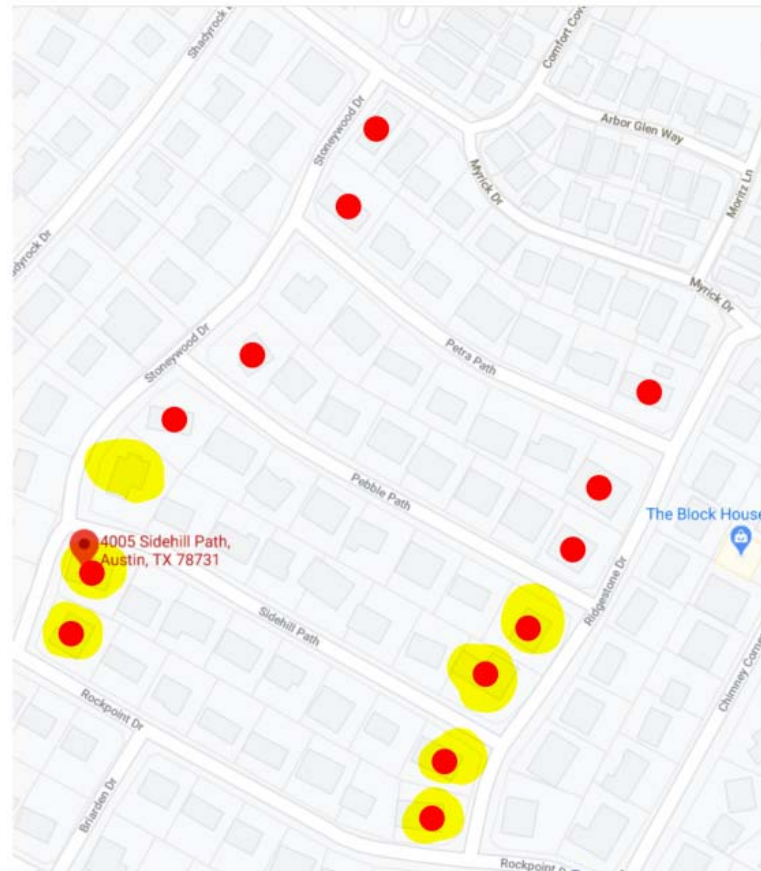
Applicant seeks to build a home facing Sidehill, similarly set out to the prior home, which would encroach on the platted front but would observe a 25' setback along the platted side, natural front of the lot.

## Considerations

1. Consistency with Neighborhood Front Elevations
2. Consistent with Previous Home Front Elevation
3. Consistent with City Requirements for SF-3 Lots
4. Best Use of Lot to Protect Trees
5. Application Already Secured Building Permit Approval
6. Applicant Brought Issue to City Attention

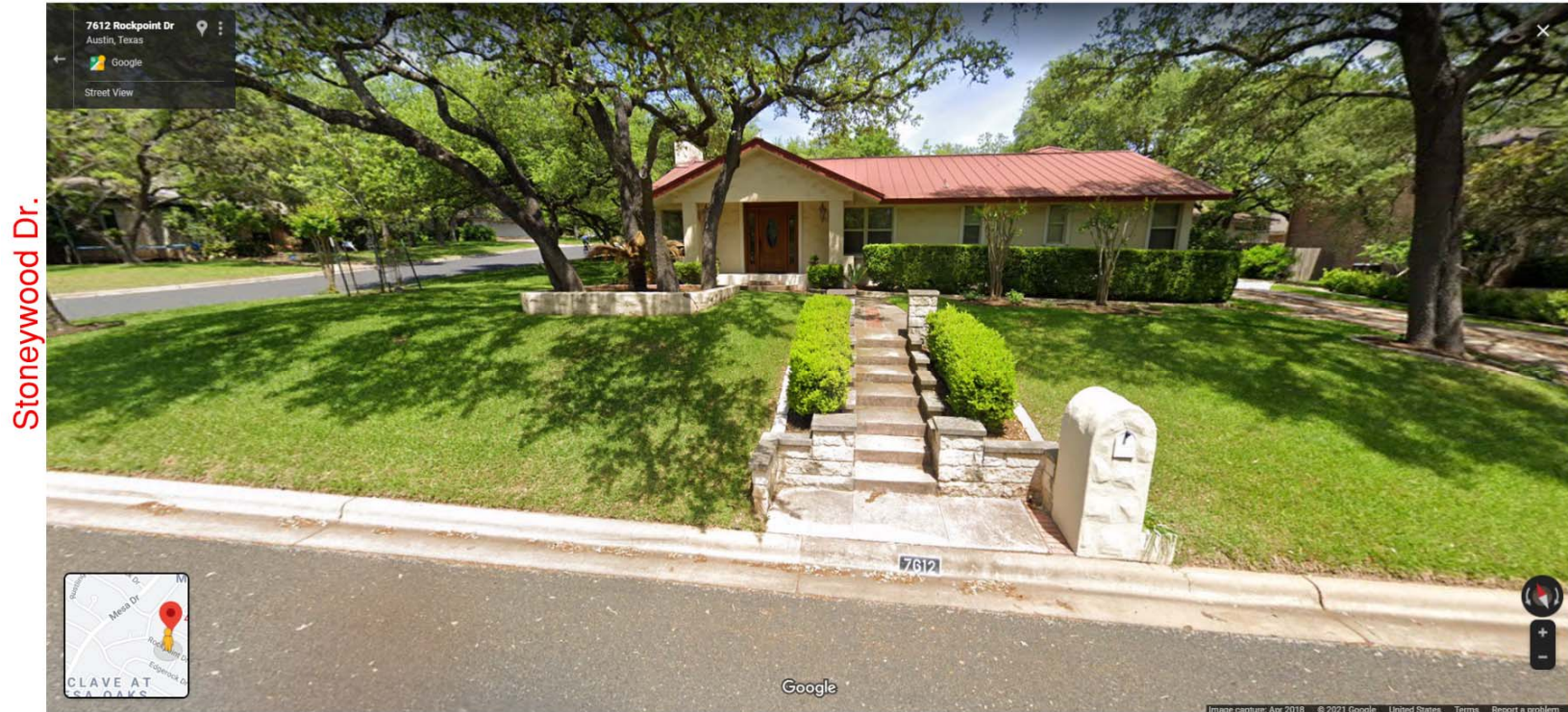
## 1. Consistency with Neighborhood Front Elevations

- Of the 16 Interior Corner Lots on Stonewood Dr. and Ridgestone Dr., 13 properties face the interior streets as our Design proposes.
- There are 6 corner lots applying the City of Austin Standard Setbacks, as opposed to the platted setbacks, as our Design proposes.



## 1. Consistency with Neighborhood Front Elevations

- 7612 Rockpoint Dr.



Stoneywood Dr.

7612 Rockpoint Dr.

## 1. Consistency with Neighborhood Front Elevations

- 4005 Pebble Path

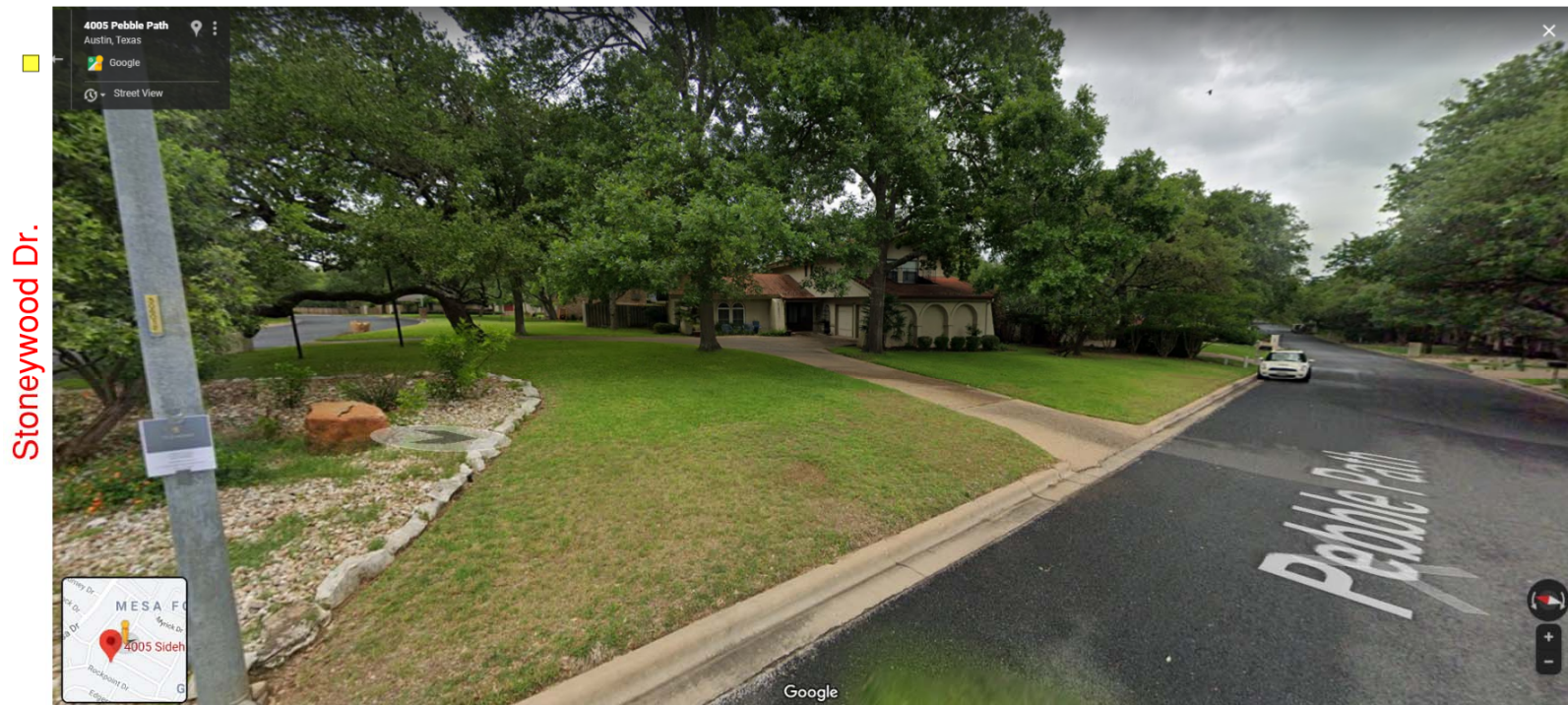


Stoneywood Dr.

4005 Pebble Path

## 1. Consistency with Neighborhood Front Elevations

- 4004 Pebble Path



Stoneywood Dr.

4004 Pebble Path

## 1. Consistency with Neighborhood Front Elevations

- 4004 Petra Path



Stoneywood Dr.

4004 Petra Path

## 1. Consistency with Neighborhood Front Elevations

- 4001 Myrick



4001 Myrick

Stonewood Dr.

## 1. Consistency with Neighborhood Front Elevations

- 7629 Rockpoint



Ridgestone

7629 Rockpoint

## 1. Consistency with Neighborhood Front Elevations

- 3901 Sidehill



Ridgestone

3901 Sidehill

## 1. Consistency with Neighborhood Front Elevations

- 3900 Sidehill



Ridgestone

3900 Sidehill

# 1. Consistency with Neighborhood Front Elevations

- 3900 Pebble Path



Ridgestone

3900 Pebble Path

# 1. Consistency with Neighborhood Front Elevations

- 3901 Pebble Path

Ridgestone



3901 Pebble Path

## 1. Consistency with Neighborhood Front Elevations

- 3901 Petra Path

Ridgestone



3901 Petra Path

## 1. Consistency with Neighborhood Front Elevations

- 3900 Petra Path



Ridgestone

3900 Petra Path

## 2. Consistent with Previous Home Front Elevation

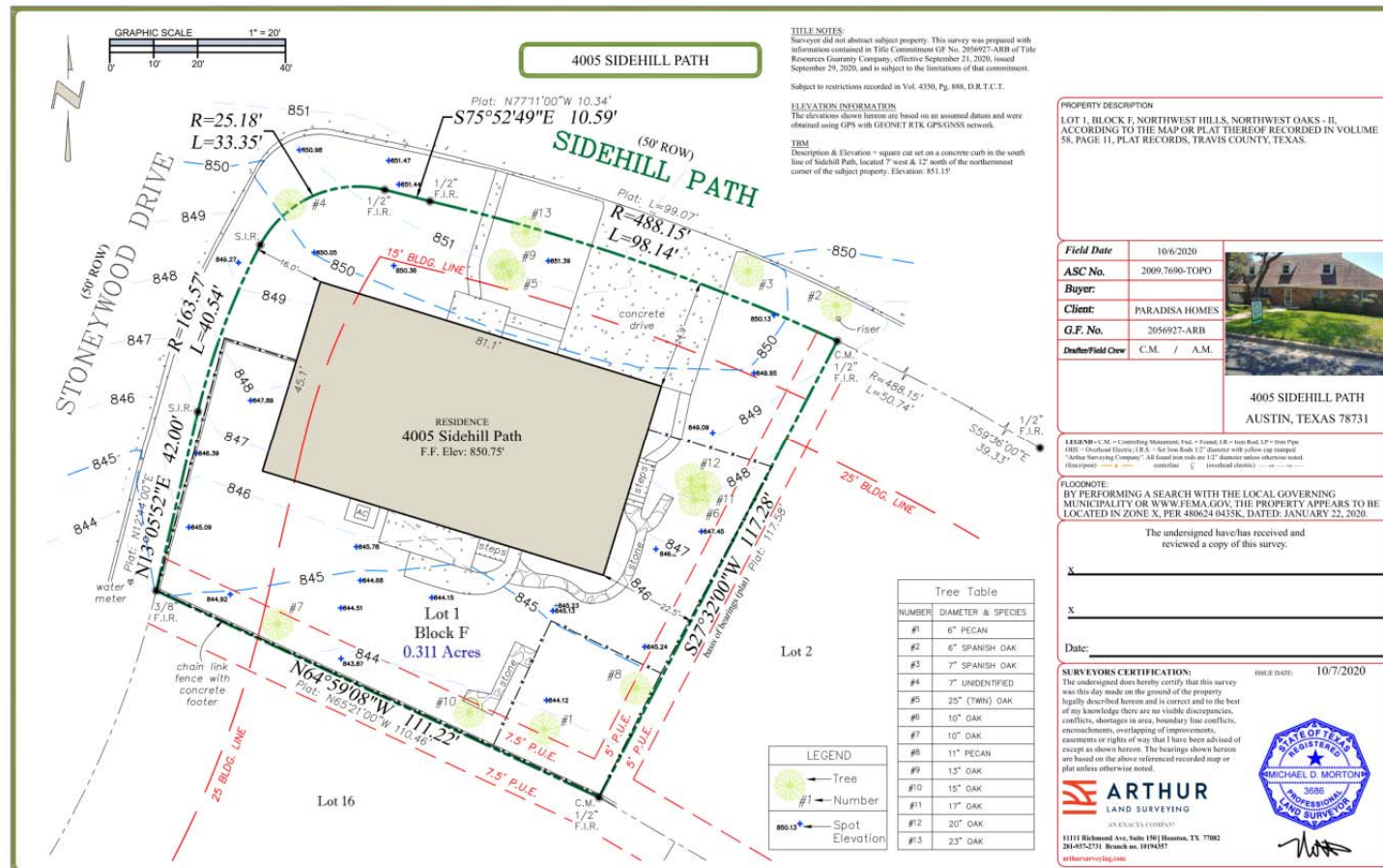
4005 Sidehill Path



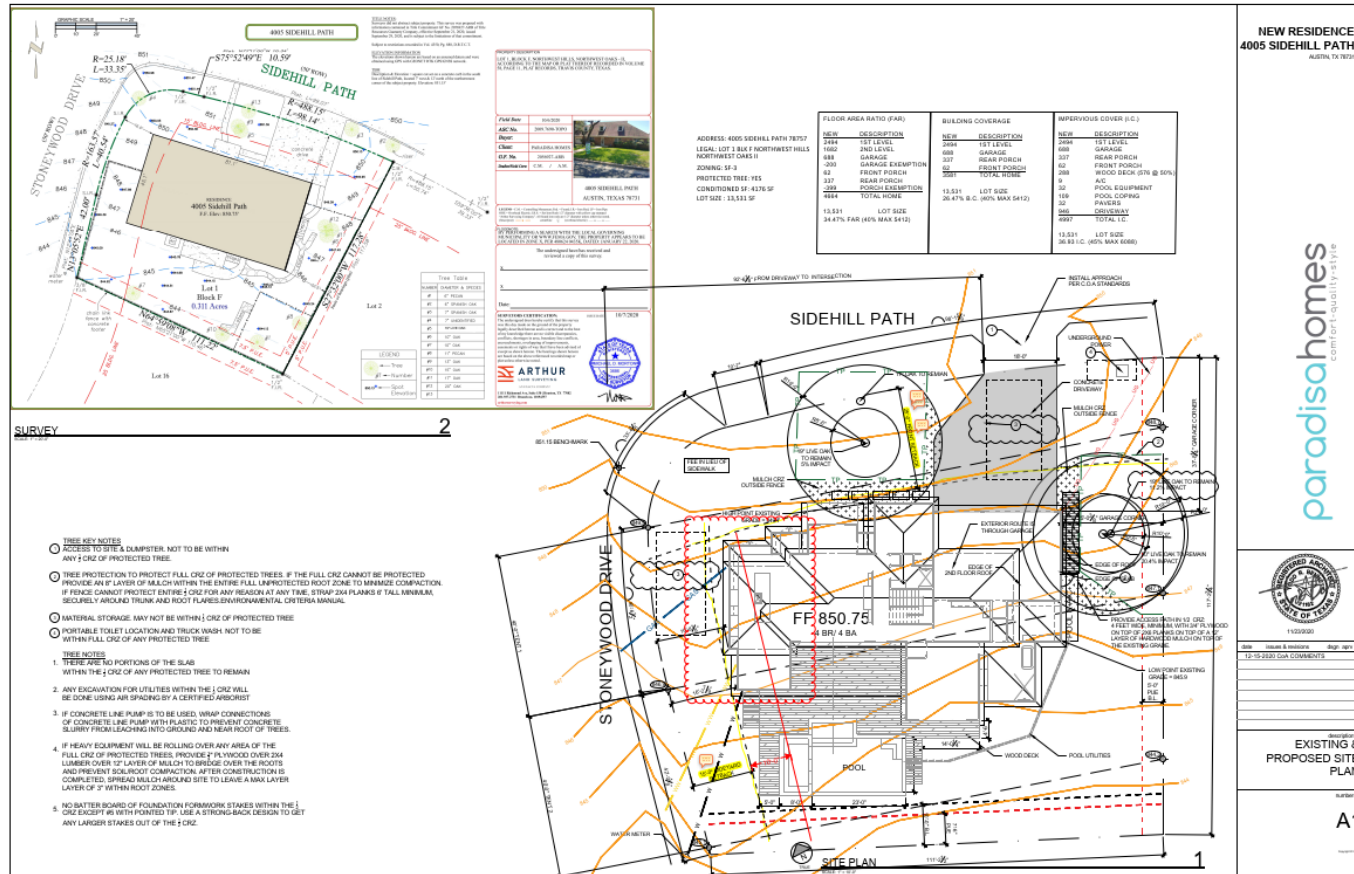
Stoneywood Dr

4005 Sidehill Path

## 2. Consistent with Previous Home Front Elevation



## 2. Consistent with Previous Home Front Elevation



### 3. Consistent with City Requirements for SF-3 Lots

#### SF-3

##### Family Residence

Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards that maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

##### Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Units Per Lot	1	Front yard	25 ft
Maximum Building Coverage	40%	Street side yard	15 ft
Maximum Impervious Cover	45%	Interior side yard	5 ft
		Rear yard	10 ft

##### Permitted and Conditional Uses

† For detail on marked uses in the Family Residence district, see the Austin City Code 25-2-552.

##### Residential

Bed and Breakfast Residential (Group 1) *	Single-Family Attached Residential *
Duplex Residential *	Single-Family Residential *
Retirement Housing (Small Site) † *	Two-Family Residential *
Short-Term Rental	

##### Civic

Club or Lodge (c) *	Family Home *
College and University Facilities (c) *	Group Home Class I—General (c) *
Communication Service Facilities *	Group Home Class I—Limited *
Community Events *	Local Utility Services (c)
Community Recreation—Public (c) *	Private Primary Educational Services (c) *
Community Recreation—Private (c) *	Private Secondary Educational Services (c) *
Cultural Services (c)	Public Primary Educational Services *
Day Care Services—Commercial (c)	Public Secondary Educational Services *
Day Care Services—General (c)	Religious Assembly
Day Care Services—Limited	Safety Services (c)

##### Commercial

Special Use—Historic (c) \*

##### Agricultural

Community Garden  
Urban Farm \*

#### Lot Compliance with SF-3:

Lot Size:	13,531 sq. ft.
Lot Width:	100-117'
Units Per Lot:	1
Building Coverage:	26.47%
Impervious Coverage:	36.93%
Height:	25' 11.75"
Setbacks:	Compliant at 90° Turn



## 4. Best Use of Lot to Protect Trees



## 5. Secured Building Permit Approval

From: Mayfield, Alyssa <[REDACTED]>  
Sent: Friday, January 8, 2021 9:06 AM  
To: Todd Bennett <[REDACTED]>  
Subject: 4005 Sidehill

Todd,

Your residential permit application for: 4005 Sidehill has been approved.

1. The building permit(s) can be purchased by the General Contractor online via his/her AB+C account. If an AB+C account has not been established, please create an account at: <https://abc.austintexas.gov/index>.
  - If you have technical difficulties with creating an account, you will need to call 311 or read the Web Help feature for the website in the left-hand column, 4<sup>th</sup> selection from the bottom.
  - Please note that the Chat feature can only assist existing account holders.
2. Any questions regarding purchasing and obtaining permits after the permit application has been approved are to be emailed to the Service Center at [permitsubmittal@austintexas.gov](mailto:permitsubmittal@austintexas.gov).
3. The approved Record Set will need to be downloaded from the AB+C website and available on site for Inspections. You will need to use the Public Search option to find the drawings under the PR number for the project.
4. If a DS (Driveway Sidewalk) permit was created upon approval of the permit application, the DS permit activation request will need to be submitted to: <https://app.smartsheet.com/b/form/8a5b77fc62854f3dba7718f20b8b8007>
5. Any questions pertinent to Inspections are to be directed to the Inspector for the project, which can be found online at the AB+C website.
  - An Inspection Flowchart can be found here for Remodel/Additions:  
[http://austintexas.gov/sites/default/files/files/Planning/Building\\_Inspection/RemodelAddition\\_Flowchart.pdf](http://austintexas.gov/sites/default/files/files/Planning/Building_Inspection/RemodelAddition_Flowchart.pdf)
6. If you have questions about DSD's response to COVID-19 please go to <https://www.austintexas.gov/page/dsd-covid-19>.

Thank you,

Alyssa Mayfield, Assoc. AIA  
Plans Examiner- Expedited Plan Review  
City of Austin Development Services Department  
6310 Wilhelmina Delco Dr, 2<sup>nd</sup> Floor  
Office: 512.974.1839



Please contact my direct supervisor with any kudos or concerns at [armand.daigle@austintexas.gov](mailto:armand.daigle@austintexas.gov).

## 6. Applicant Brought Issue to City Attention

Todd Bennett

to Alyssa, me

Fri, Dec 18, 2020, 1:11 PM

Alyssa

You reviewed Sidehill Path with me earlier this week. I have submitted my update but just discovered an issue. Can you see below highlighted in yellow and advise:

\*\*\*

From: Auzenne, Viktor <[Viktor.Auzenne@austintexas.gov](mailto:Viktor.Auzenne@austintexas.gov)>

Sent: Friday, December 18, 2020 1:07 PM

To: Todd Bennett

Cc: Luis Zaragoza

Subject: RE: Residential Site Plan question - 4005 Sidehill Path

Todd:

I'd reach out to Residential Review as they will be reviewing the building permit and enforcing setbacks. You can reach them at 512-974-1886 or [ResidentialReview@austintexas.gov](mailto:ResidentialReview@austintexas.gov).

Let me know if I can be of additional assistance.

Respectfully,  
Viktor Auzenne

From: Todd Bennett

Sent: Friday, December 18, 2020 8:15 AM

To: Auzenne, Viktor <[Viktor.Auzenne@austintexas.gov](mailto:Viktor.Auzenne@austintexas.gov)>

Cc: Luis Zaragoza

Subject: Residential Site Plan question - 4005 Sidehill Path

\*\*\* External Email - Exercise Caution \*\*\*

Good morning Viktor,

I have a question I was hoping you could help answer or point me in the right direction.

We have a property / corner lot at 4005 Sidehill that we have a setback issue with. Apparently the plat shows the setbacks opposite what I would normally consider standard. The 25' is on the side yard and the 15' on the long side. The current home (Original home) apparently was built with this understanding too as the home is well over the sideyard 25' setback and well behind the 15' front yard. We would like to design our proposed new home the same way and follow CoA zoning (Sidehill Path as the Front yard 25' and Stonewood Dr as the side yard 15')

Do we have any options of over-riding the plat?

(Note the The 15' immediately steps back to 25' on the adjacent property.)

I appreciate your time

Thanks